



DEVELOPMENT SERVICES NEWSLETTER

Major Commercial Projects for 2013

Salina Vortex, 1725 Vortex Ave., Addition

USD #305, 501 W. Cloud, New Alternative School facility/bldg

Dick's Sporting Goods, 2450 S. 9th, Major Renovation - New Retail Store

Marshall's, 2450 S. 9th, Major Renovation/Tenant Finish - New Retail Store

Family Dollar, 1210 W. Crawford, New Building - New Retail Store

Old Dominion Freight Line, 3775 Yost Drive, New Building for trucking company

Taco Bell, 2305 S. 9th, New Building for New Restaurant

Salina Family Healthcare, 651 E. Prescott, Addition

Hospice/Veridian, 730 Holly Lane, Interior/Exterior Alterations, expansion of services

Starbucks, 2315 S. 9th, New Building, New Restaurant

Twin Oaks Industries, 2001 W. Grand, Addition



Holiday Hours

Offices will be closed
on December 24 & 25
and January 1.

2013 Summary of Development in Salina

The development of property, including new home construction and expansion of existing businesses and additions to commercial buildings in Salina, was steady throughout 2013. As of Nov. 30, 2013, permits for 63 new dwelling units (single family and single family attached) had been issued. The valuation of all permits issued this year, (as of Nov. 30) is just under \$50,000,000. City staff will continue to partner with developers, property owners, and design professional to encourage, support and facilitate quality development for the City of Salina.

Dick's Sporting Goods



New Commercial Buildings

Number of new bldgs		Valuation
2013 as of 11-30-13	13	\$12,562,572
2012	15	\$19,506,121



Starbucks



Old Dominion
Freight Line
Warehouse

USD 305 Alternative
School, New Building



Taco Bell



NEWS, NOTES & REMINDERS



New Valuation Data Table

The annually updated valuation data table adopted by the City Commission (Resolution 10-6774) goes into effect on **January 1, 2014**. This table represents the ICC valuation table, with local modifiers applied. It is used to calculate or confirm construction costs per square foot, based on type of construction, and is the basis for calculating a commercial permit fee. The table was included in the August Development Services newsletter and can also be found at:

<http://www.salina-ks.gov>

click on Departments / Building Services / Fees

Fee Increases for 2014

The Comprehensive Fee Schedule for the City of Salina was adopted by the Salina City Commission as part of their approval of the 2014 budget. There are several changes in the fees pertaining to building permits (see below). There are also changes to the Planning & Zoning fees. **All fee changes are effective January 1, 2014.** A complete listing of all Development Services fees, as they are listed in the City of Salina Comprehensive Fee Schedule, can be obtained on the city website or from the City Clerk's office. (Room 206)

Fee Type	Current Fee	Fee, Eff. 1/1/14
After Hours Insp (per hour, 1 hour minimum)	\$41.00	\$60.00
Investigation or Permit Reinstatement (equal to a percentage of the permit fee in addition to the permit fee)	100%	125%
Egress Window	\$35.00	\$40.00
LSR Permit (water heater, furnace, AC, elec. service upgrades/repairs, dormant services, etc)	\$32.80	\$35.00
Above Ground Seasonal Swimming Pools	\$35.00	\$40.00

Gas Air Tests-Reminder!

Please remember these code requirements when setting a gas air test for new construction or for a dormant service:

- * Use a 10 lb. gauge with one-tenth lb. increments
- * Set your test between 10 and 15 lbs. and use a marker to mark the gauge to indicate where you set the test
- * Air test needs to hold at a minimum of 10 lbs. for 15 minutes
- * Do not "peg out" the gauge

Remember, that for new construction, a gas air test that is approved by the inspector does not automatically result in release of the gas meter. Once the furnace is installed & "flued", inspected & approved, then city staff notifies KGS to release the meter.

Continuing Education Opportunity Save the Date!

Tuesday February 25, 2014, 3:00- 6:00 p.m.

The Fire Department and Building Services Division of the City of Salina are excited to bring Paul Boyer and Cordell Beache, with Tyco Fire Suppression Products, to Salina to provide 3 hours of contractor continuing education. They will present class content that includes:

- * **Fire extinguishers**
- * **Restaurant kitchen hood fire suppression systems**
- * **Automatic fire sprinkler systems**
- * **Antifreeze systems**
- * **NFPA inspection and testing of those systems**

Many of you just renewed your license so you might not be looking for any continuing education; you think you have plenty of time. The next three years will fly by just like the last three years did, so we encourage you to obtain some continuing education each year and not wait until the last few months of the last year of your licensing cycle and then hit the panic button trying to find hours.

Further details and a registration form will be sent around January 15, 2014 to all who subscribe to continuing education email notices.



Building Official Submits Resignation

Elvin DeVorss has resigned his position of Building Official with the City of Salina, effective December 31, 2013. Mr. DeVorss has taken a position as Senior Plans Examiner in Lakewood, Colorado. Elvin has performed the duties of Building Official for the last 2 1/2 years and commercial plans examiner for the past 3 1/2 years. The Building Official position will be advertised nationally. Meanwhile, city staff will attempt to continue the same customer service as in the past. Your patience during this transition is appreciated.

2013 Summary Code Amendments Affecting Contractor Licensing & Adopted Model Building Codes

Code amendments, affecting contractor licensing and the model building codes, that were adopted by the City Commission in 2013 are as follows:

Ordinance No. 13-10676 adopted Appendix F of the International Residential Code, which requires all construction of new one and two family dwellings to meet the radon mitigation code requirements of Appendix F of the IRC.

Ordinance No. 13-10715 adopted additional clarifying code language pertaining to continuing education requirements for qualified individuals of Class A, B, C, D contractors and for master and journeyman skilled trades individuals.

Ordinance No. 13-10693 adopted the new Property Maintenance Code which although not directly related to the building codes or contractor licensing is indirectly related to all contractors who have job sites that must be maintained. The Property Maintenance code applies to all properties within the city limits of Salina, and includes code requirements regarding yard maintenance, building maintenance, trash & weeds, debris, unsecured buildings, inoperable vehicles, and private parking. For a complete copy of any of these ordinances, contact Building Services or the City Clerk's office.

Reminder-Ratio Requirements Apprentice to Journeyman / Master

The following is an excerpt from Ordinance 06-10323, passed May 2007. This ordinance language is contained in Chapter 8 of the Salina Municipal Code.

Salina Municipal Code, Chapter 8, Section 8-187 states: one (1) certified journeyman or master shall directly supervise no more than three (3) apprentices at a time. Apprentices shall be directly supervised by the presence of the requisite number of journeymen or masters on the job at all times, except that apprentices performing service work for which no permit is required need not be accompanied by a journeyman or master. No person who has had his license revoked for cause shall be allowed to work as an apprentice.



The Importance of a Detailed Survey

Surveys submitted for the purposes of obtaining a building permit, do not always show all of the necessary/required information about the property and the proposed construction. In order to perform a thorough review, issue a zoning certificate and approve a building permit for issuance certain details are necessary. We have received surveys for building permits in the past that have not identified easements which were recorded after the plat was recorded. If left undiscovered, this could have resulted in a building being built in an easement. In addition, many of our new buildings and building additions are being constructed on ground that has been platted for some time. We need the most recent information in order to make sure that buildings are located per code requirements.

The Development Services Department has prepared two handouts (Commercial and Residential) to assist you in confirming that your survey contains all of the necessary information ***before*** you submit that survey with a building permit application. In preparing these documents we consulted with the Kansas State Board of Technical Professionals. They reviewed these documents and agreed with the content.

These handouts are located on our website, at

<http://www.salina-ks.gov>
**Click on Departments / Building Services/
Forms, Pamphlets, Handouts**



**Building Services Division
Planning Division**

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P.O. Box 736
Salina, KS 67402-0736

Phone: Building Services
(785) 309-5715
email: building.services@salina.org

Phone: Planning 785-309-5720
FAX: (785) 309-5713

Visit the City Website
at www.salina-ks.gov

**UPCOMING BUILDING
ADVISORY BOARD
MEETING DATES**

January 14, 2014
February 11, 2014
March 11, 2014

Building Advisory Board Meetings are at 4:00 p.m. in Rm. 107 of the City County Building, 300 W. Ash and are regularly scheduled on the second Tuesday of each month. If there are no agenda items to be heard or if there is no quorum then the meeting is cancelled.

These meetings are approved for continuing education credit hours for City of Salina licensed contractors.

Building Advisory Board
Board Members / Board Position:

Don Marrs, Chairman (architect)
Daryl Bixby, Co-Chairman (B or C contractor)
Jim Manley (engineer)
Mike Flory (realtor)
Vernie Stillings (A or B contractor)
Carlin Zuker (licensed electrician)
Mike Prester (Mechanical / HVAC contractor)
Gary Palmateer (master plumber)
Duane Grace (plumbing contractor)
Ryan White (electrical contractor)
Vacant Position (journeyman or master mechanical tradesman)

Serving on the Building Advisory Board

If you are interested in serving on the board, you can submit an Expression of Interest (EOI) form at any time. (forms are available on the City of Salina website) You must meet specific requirements for the vacant position such as type of contractor, licensed realtor or design professional, as outlined above. Board members can serve two consecutive four year terms (does not include a partial term due served to fill a vacated position) served and then must vacate their position for at least one term and then can submit an EOI to serve again.

Code Amendments

If you wish to propose a local code amendment to any of the adopted model codes, you may do so by submitting an application with supporting argument and documentation for the code amendment request. A non-refundable application fee applies. Contact Building Services for further details.

Appealing a Code Interpretation by the Building Official

If you disagree with an interpretation of any of the adopted codes and Chapter 8 ordinances (local amendments), you can appeal to the Building Advisory Board. A non-refundable application fee applies. Contact Building Services, Sue Cline, for further details.

Continuing Education for BAB Attendance

City of Salina qualified individuals for licensed building contractors and masters and journeymen skilled trades contractors can attend BAB meetings and obtain continuing education credit. For every hour of attendance an individual receives one-half hour of continuing education credit. If the meeting does not last at least one hour, then a minimum of 30 minutes will be credited.

Know What's Going On With BAB

If you would like to keep up with the activities of the BAB, we encourage you to subscribe to the BAB meeting notices. (City of Salina website, click "Mailing Lists" and sign up). Agendas are emailed about one week prior to the scheduled meetings.

We encourage and welcome your interest.